

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
March 16, 2006
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

January 19 and February 2, 2006

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1. **Case No. 0507-22**
Standards Variance, Local Coastal Development Permit
CE 05-137
- (Jayme Mekis,
Project Planner)
- Mark Malan**
2533 E. 2nd Street (Council District 2)
- Appeal of the Zoning Administrator's decision to deny a Local Coastal Development Permit and Standards Variances for an accessory structure located in the front yard setback, that exceeds the allowable height and floor area.
- RECOMMENDATION: Planning Commission continue to April 6, 2006.

CONTINUED ITEMS

2. **Case No. 0510-12**
Conditional Use Permit
CE 05-192
- (Steven Valdez,
Project Planner)
- Permit Place**
c/o Mike Robinson
2201 Lakewood Boulevard (Council District 5)
- Request approval of a Conditional Use Permit for check cashing/money transfer store in a neighborhood shopping center.
- RECOMMENDATION: Planning Commission deny Conditional Use Permit.
3. **Case No. 0509-09**
Site Plan Review, Lot Merger, Sign Standards Waiver, Standards Variance
ND 02-06
- (Lynette Ferenczy,
Project Planner)
- Highland Carwash, LLC**
c/o Alan Burks
4000-4040 Atlantic Avenue (Council District 8)
- Request for approval of Site Plan Review, Lot Merger, Sign Standards Waiver for signage located above the awning, and a Standards Variance to construct a one-story 11,843 square foot commercial building with a request to locate a two-way driveway on Marshall Place with a reduced setback from the intersection of Atlantic avenue and an architectural element over 28' in height.
- RECOMMENDATION: Planning Commission certify Mitigated Negative Declaration 02-06 and approve the Lot Merger, Site Plan Review, Sign Standards Waiver and Standards Variance requests, subject to conditions.

REGULAR AGENDA

4. Presentation Preliminary Downtown Visioning Tool

(Suzanne Frick,
Director of Planning and Building)

5. Presentation Press Telegram Lofts Project

(Jim Brophy,
OCTOBERfive Development, LLC)

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- b. Preview of April 6, 2006 agenda
 - 3595 Santa Fe Avenue Mobile Home Park Subdivision
 - Boeing Development Agreement Annual Review
- c. Upcoming availability
- d. Training
- e. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.